



61 HEATHLAND COURT, GREBE WAY, MAIDENHEAD
PRICE: £280,000 LEASEHOLD

am ANDREW
MILSOM

**FLAT 61 HEATHLAND COURT,
GREBE WAY
MAIDENHEAD
BERKS SL6 8DE**

**PRICE: £280,000 LEASEHOLD
179 YEARS REMAINING**

A well designed, third floor apartment offering good sized, light and airy accommodation, conveniently located within walking distance of Maidenhead town centre and railway station. Heathland Court was constructed in 2014 as part of the popular Boulders Meadows development.

TWO BEDROOMS ONE WITH EN SUITE

SHOWER ROOM:

BATHROOM:

**OPEN PLAN FITTED KITCHEN/DINING AND
LIVING AREA WITH WEST FACING**

BALCONY:

**DOUBLE GLAZING: GAS CENTRAL
HEATING:**

**ALLOCATED UNDERGROUND PARKING
SPACE:**

VISITORS PARKING: LIFT ACCESS:

EXCELLENT CONDITION THROUGHOUT:

PLEASANT COMMUNAL AREAS:

WELL CARED FOR LANDSCAPED

COMMUNAL GARDENS:

CONVENIENT LOCATION:

NO ONWARD CHAIN:

TO BE SOLD: this third floor two bedroom, two bathroom well designed apartment with west facing balcony and very well appointed bathroom and kitchen with generous storage.. The property benefits from allocated underground parking and generous visitor parking, lift, bike storage and well maintained communal gardens. Boulders Meadow is located to the east of the town centre and is within walking distance of Maidenhead railway station and

in walking distance of the River Thames to the east and Maidenhead town centre and railway station to the west with fast services to central London via the Elizabeth Line, the M4 and M40 motorways are easily accessible.

The accommodation comprises:.

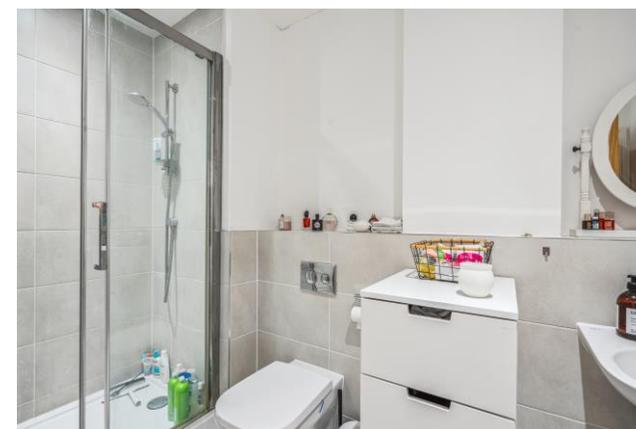
HALLWAY with entry phone system, radiator, vinyl flooring, airing cupboard with Megaflow water heater, cupboard with wall mounted gas central heating boiler and downlights.



OPEN PLAN KITCHEN DINING LOUNGE good sized space with vinyl flooring throughout, double glazed casement doors to west facing balcony and double glazed windows, two radiators. The kitchen area comprises a good range of wall and floor cupboards and drawers including pan drawers, built

in Zanussi induction hob with electric oven under and stainless steel extractor hood over, stainless steel sink

Unit, all with work surfaces over, under cupboard lighting, built in fridge freezer, built in washer drier, and downlights.



BEDROOM ONE good sized bedroom with double glazed windows to front, radiator, vinyl flooring, built in wardrobe with mirrored doors, **en suite shower room** with tiled flooring, double sized shower cubicle with shower unit, extractor fan, low WC with concealed cistern and suspended wash basin, chromium heated towel rail, part-tiled walls, downlights.



BEDROOM TWO vinyl flooring, double glazed window to front and radiator.



BATHROOM part-tiled walls, tiled flooring, tiled bath with shower screen and shower unit with centre taps suspended wash basin, low WC with concealed cistern, chromium heated towel rail, downlights, extractor fan and tiled flooring.



DIRECTIONS follow Satnav directions to SL6 8DE onto Grebe Way, Heathland Court will be found on the right hand side and flat 61 is on the third floor and can be accessed by lift or stairs.

AC3501 EPC BAND: C
COUNCIL TAX BAND: D
GROUND RENT Peppercorn
SERVICE CHARGE: £3,600 per annum
LEASE: Newly extended to 179 years

VIEWING: Please contact our Cookham office
cookham@andrewmilsom.co.uk or 01628 531 222.

MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed, nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details

Approximate Gross Internal Area
70.6 sq m / 760 sq ft

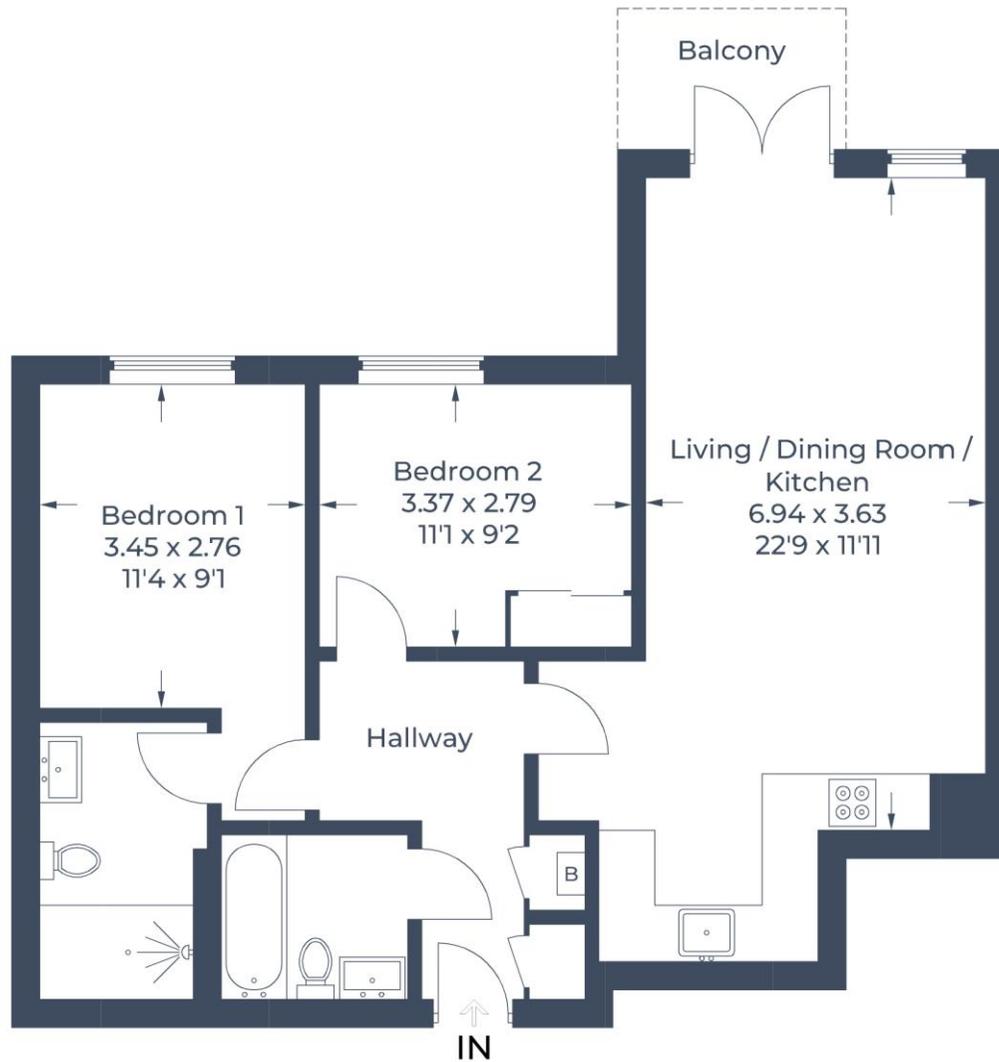


Illustration for identification purposes only,
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